

**AGENDA
for the
REGULAR MEETING
of the
CITY of KINGSPORT
GATEWAY REVIEW COMMISSION**

**IMPROVEMENT BUILDING
JIMMY WALKER CONFERENCE ROOM**

September 22, 2017

10:00 A.M.

I. Introductions and recognition of visitors.

- a. New Commission Members Josh Davis & Alderman Betsy Cooper

II. Approval of the Minutes from the April 21, 2017 regularly scheduled meeting.

III. Old Business:

None

IV. New Business:

- a. Project #17-105-00005: Consider granting a Certificate of Appropriateness for new construction for a new Eastman Credit Union – Wilcox Business Center.
 - i. Grading Plan, Site Plan, Landscaping Plan, Lighting Plan, Architectural Renderings and Signage

V. Other Business:

None

VI. Adjourn

MINUTES OF THE April 21, 2017 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

April 21, 2017

10:00a.m.

Members Present

Jim Wright, Co-Chairman
Vivian Crymble, Co- Chairman
Alderman Colette George
Lynn Tully
Debra Bridwell
John Perdue

Members Absent

Staff Present

Jessica Harmon

Chairman Wright called the meeting to order at 10:00 a.m. and welcomed everyone present at the meeting. Chairman Wright introduced the first item on the agenda and turned the meeting over to staff for presentation.

The minutes of the October 21, 2016 Gateway Review Commission meeting were presented. On a motion made by Lynn Tully and seconded by John Perdue, the minutes were approved unanimously

NEW BUSINESS

Project #17-105-00002: Consider granting a Certificate of Appropriateness for new construction for a Meade Construction & Forestry Building located on Tri Cities Crossing.

Chuck Meade, owner, is requesting a Certificate of Appropriateness to construct a new Meade Construction & Forestry building and new corporate offices located off Tri Cities Crossing. Staff explained that the property is zoned B-4P, Planned Arterial Business, and the proposal is allowable under the Zoning Ordinance.

Staff explained the site details of the proposed new construction and how it relates to the Gateway District requirements. Architectural renderings were provided and it was explained that this proposed structure would be very similar to other structures existing in the area and similar to those proposed with the Auto Mall. A chain link fence was proposed to encircle the property. Staff pointed out that chain link is typically not allowed within the district. It was suggested that the fence be black vinyl coated so that it would blend in with the surrounding. Parking lot screening was not included in the proposed landscaping plan and after some discussion the Commission determined that the best use of that landscaping would be to add some additional landscaping along the east side of the property to help screen the proposed chain link fence. Commissioner Tully suggested that the applicant seek a variance from the Board of Zoning Appeals to relocate the required landscaping and then resubmit a landscaping plan back to the Gateway Commission for final approval.

Staff recommended approval for granting the Certificate of Appropriateness for the site plan and architectural design and recommended that the applicant seek a variance from the Board of Zoning Appeals to relocate the missing required landscaping to the east side of the property along the fence line. On a motion made by John Perdue and seconded by Debra Bridwell, the Certificate of Appropriateness was approved with Alderman Collette George abstaining from the vote.

Project #17-105-00004: Consider granting a Certificate of Appropriates for the remodel of the Hampton Inn located at 2000 Enterprise Place.

The applicant is seeking approval for an exterior façade remodel for the Hampton Inn located at 2000 Enterprise Place. Staff explained that the property was zoned B-4P and no change in use was occurring.

Staff presented the item to the Commission and explained that the applicant is seeking to update the façade of the structure to be more modern and in line with the surrounding properties. The changes include demolition of the exterior roof lines of the main hotel as well as the portico and a new façade for the entire structure. Staff shared that the new façade materials would include thin set cultured brick and EFIS of various colors that complement each other and the brick. The existing signage will be removed and relocated on the structure once the façade work is complete.

On a motion by Alderman Collette George and seconded by Vivian Crymble, the Certificate of Appropriateness was approved unanimously.

Under other Business, staff reminded everyone of the in-house approval that was granted to 2000 Meadowview Parkway – Bays Mountain Baptist Church for their sanctuary addition.

There being no further business, the Commission adjourned at 10:37 a.m.

Respectfully Submitted,

Vivian Crymble Co-Chairman, or Jim Wright Co-Chairman

Property Information	Eastman Credit Union – Wilcox Business Center		
Address	Wilcox Drive		
Tax Map, Group, Parcel	TM 76, Parcel 6.90		
Civil District	13th Civil District		
Overlay District	Gateway		
Land Use Designation	Industrial		
Acres	9.804		
Existing Use	Vacant	Existing Zoning	BC
Proposed Use	Commercial	Proposed Zoning	No Change
Owner /Applicant Information			
Name: Debra Bridwell Address: 2021 Meadowview Ln City: Kingsport State: TN Zip Code: 37660 Email: dbridwell@ecu.org Phone Number: (423) 578-7586		Request a Certificate of Appropriateness for: Building Permit for: New Construction for <u>Financial Institution</u> Real Estate Improvement for _____ Expansion or Renovation for _____	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Gateway Review Commission is asked to grant approval for the sign, grading plan, site plan, landscaping plan, lighting plan and architectural elevations for a new structure. A sign rendering, grading plan, site plan, landscaping plan, lighting plan and architectural elevations for the proposed new construction have been submitted. Staff Field Notes and General Comments: Currently the site is vacant property located off Wilcox Drive. One 61,260 square foot/4 story building is proposed for construction with a total of 234 parking spaces provided. Access will be located off Wilcox Drive and connect with the Kingsport Aquatic Center. The property is zoned Business Conference District and also requires the approval of the Kingsport Regional Planning Commission			
Planner:	Harmon	Date:	September 5, 2017
Gateway Review Commission Action		Meeting Date:	September 22, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Wilcox Drive
DISTRICT, LAND LOT	13 th Civil District, Tax Map 76, Parcel 6.90
OVERLAY DISTRICT	Gateway District
EXISTING ZONING	BC
PROPOSED ZONING	No Change

ACRES 9.804**EXISTING USE** Vacant**PROPOSED USE** Commercial

PETITIONER: Debra Bridwell
ADDRESS: 2021 Meadowview Parkway
Kingsport, TN 37660

INTENT

REQUEST A CERTIFICATE OF APPROPRIATENESS FOR:

Building Permit for:

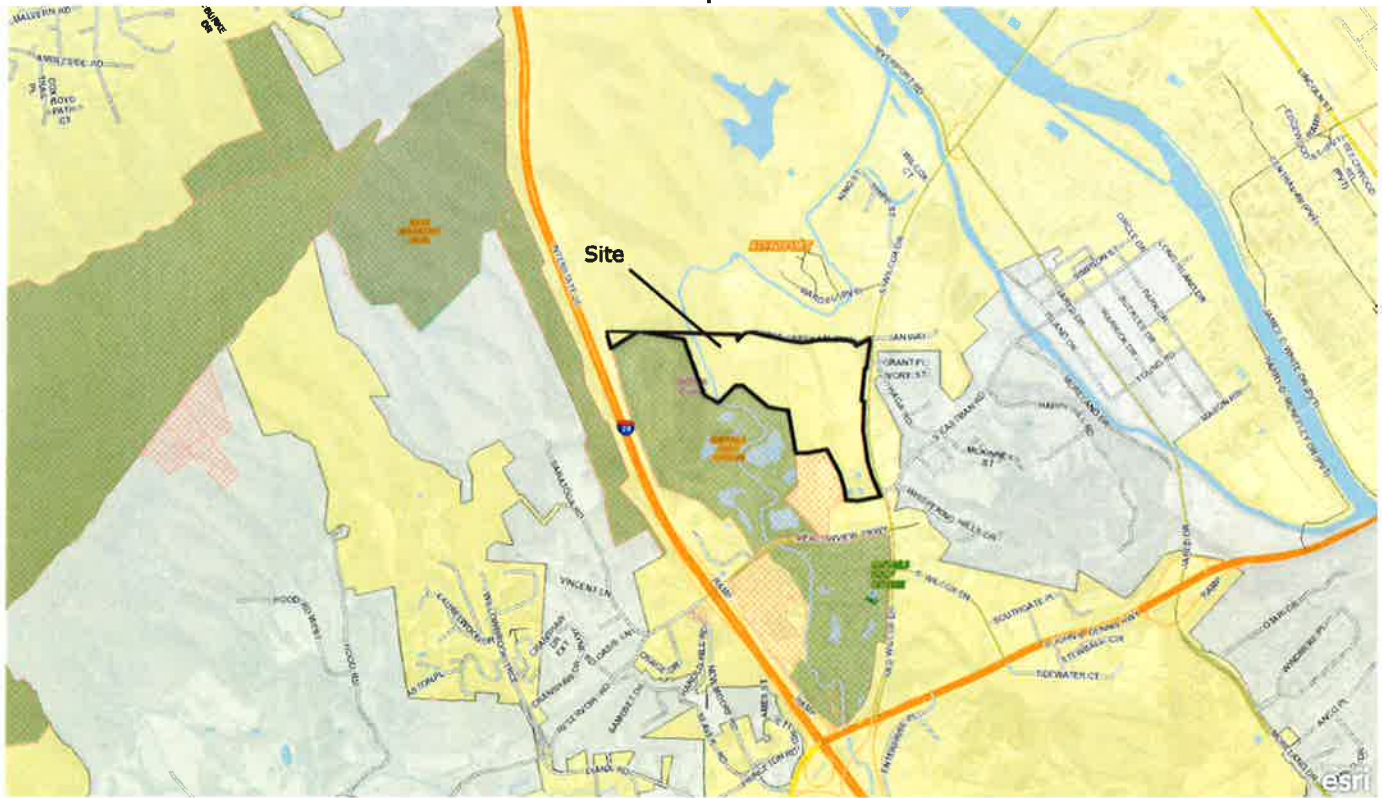
New Construction for: Eastman Credit Union – Wilcox Business Center

Real Estate Improvement for: _____

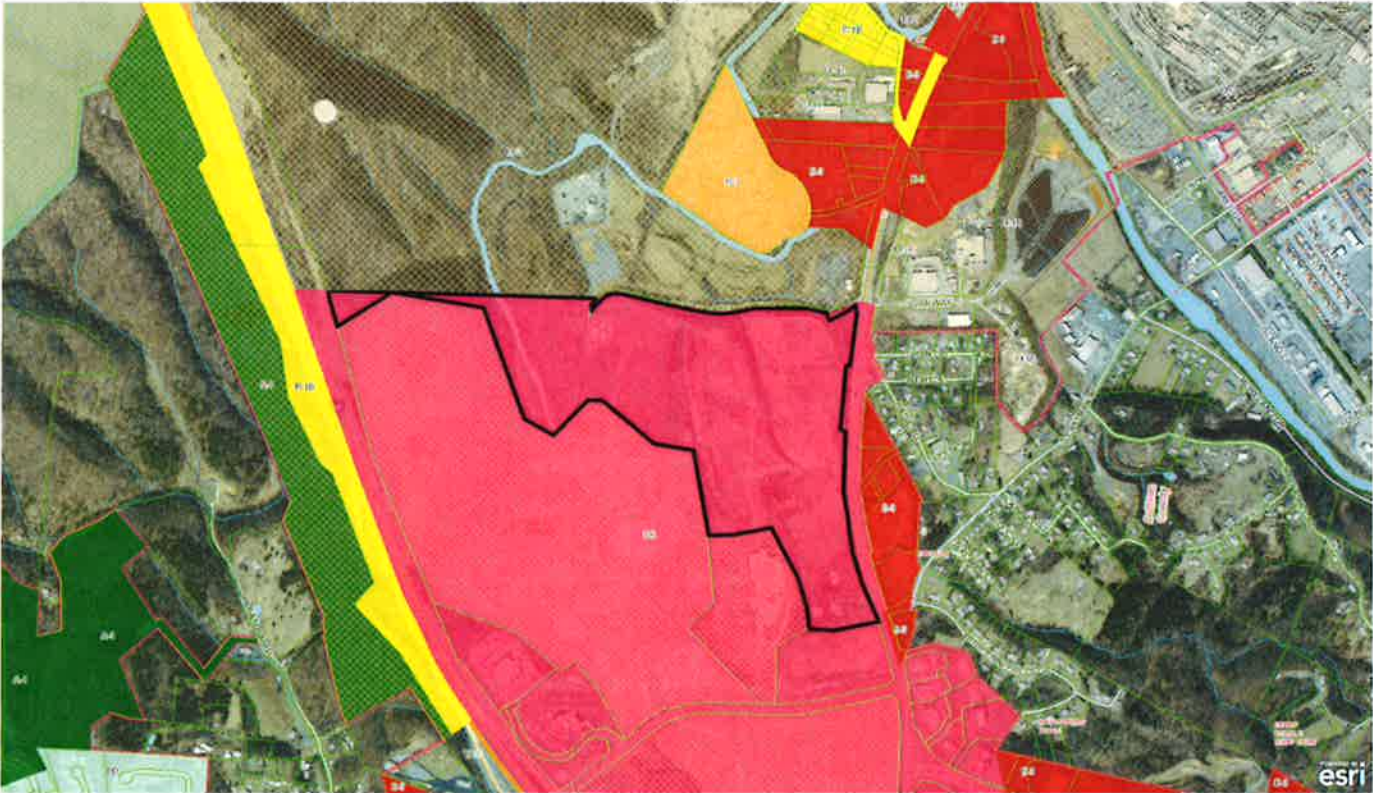
Expansion or Renovation for: _____

The applicant is seeking approval of a sign, grading plan, site plan, landscaping plan, lighting plan and architectural renderings for a new building located on Wilcox Drive. The site plan submitted shows a new 61,260 square foot building with 234 parking spaces. A landscaping plan has been submitted and reviewed by the City Landscaping Specialist. A significant amount of landscaping that exceeds that required by the Zoning Ordinance has been shown including building perimeter landscaping and parking lot landscaping. A concrete walk has been proposed for the remainder of the property. Architectural renderings have been provided. The renderings show a 4 story structure with a brick, EFIS and stacked stone façade. A sign is proposed to be located at the entrance. The sign is proposed to be 15 feet tall with stone base. The site is allowed 75 square feet of freestanding signage and they have proposed 74 square feet of signage.

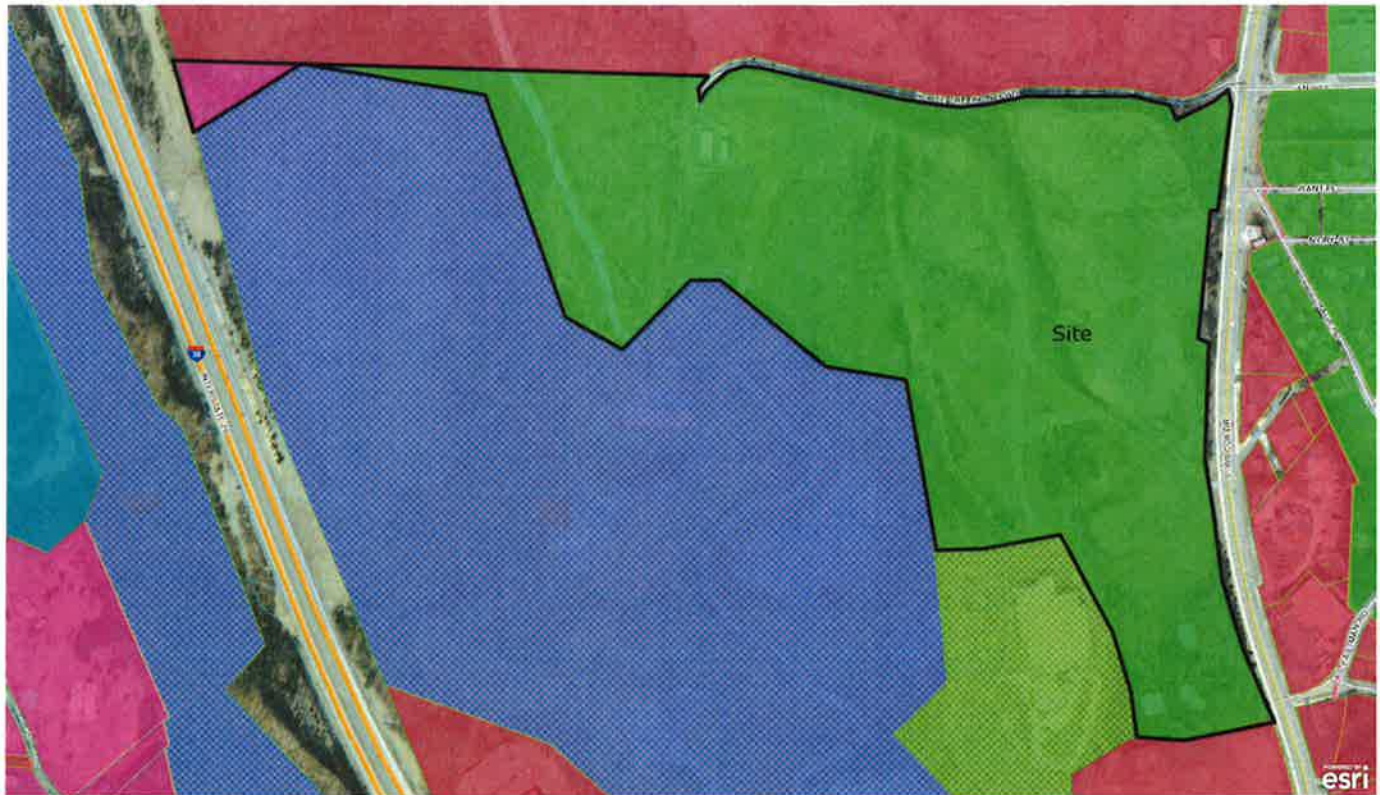
Area Map

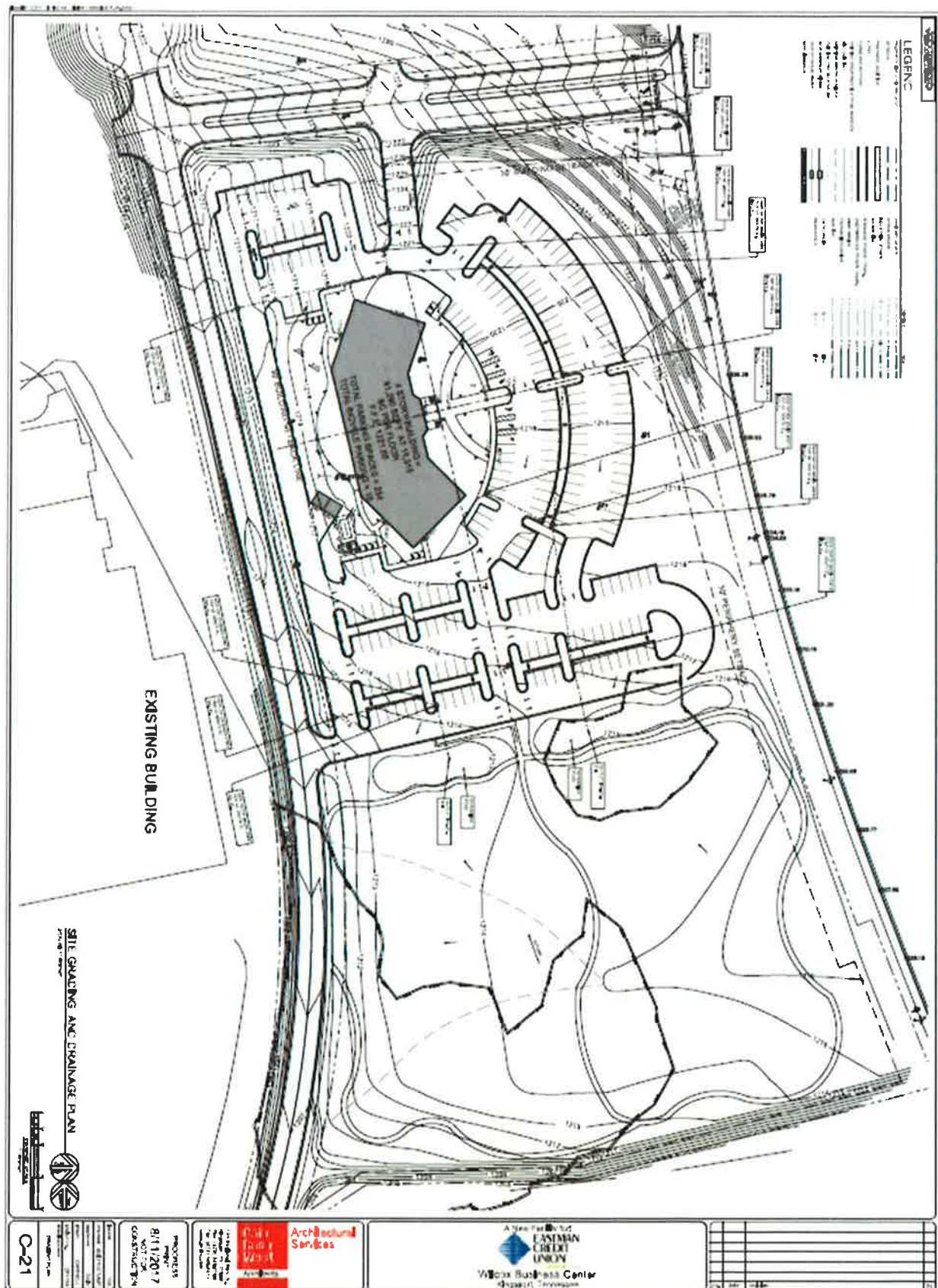


Surrounding Zoning

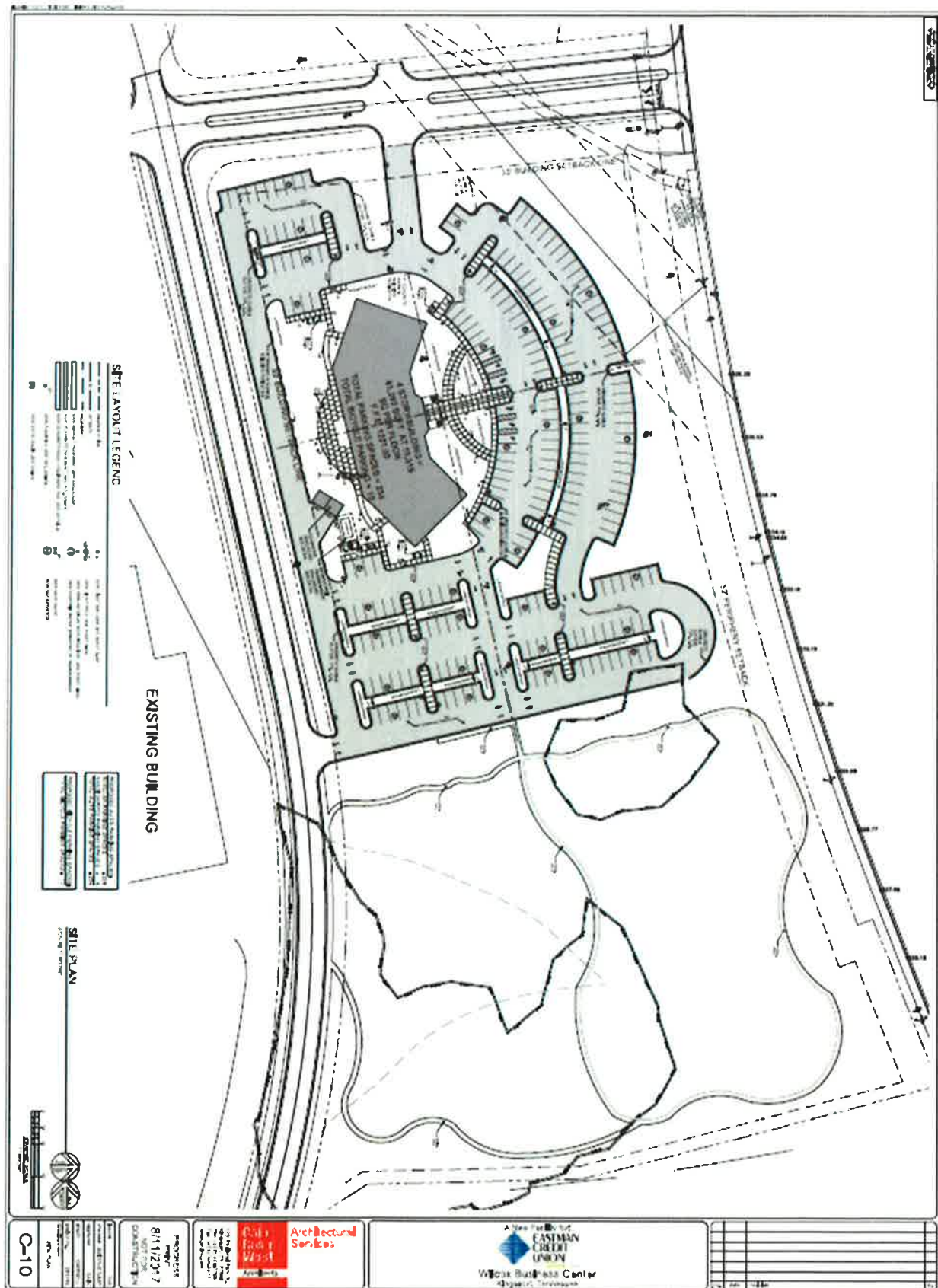


Future Land Use Map



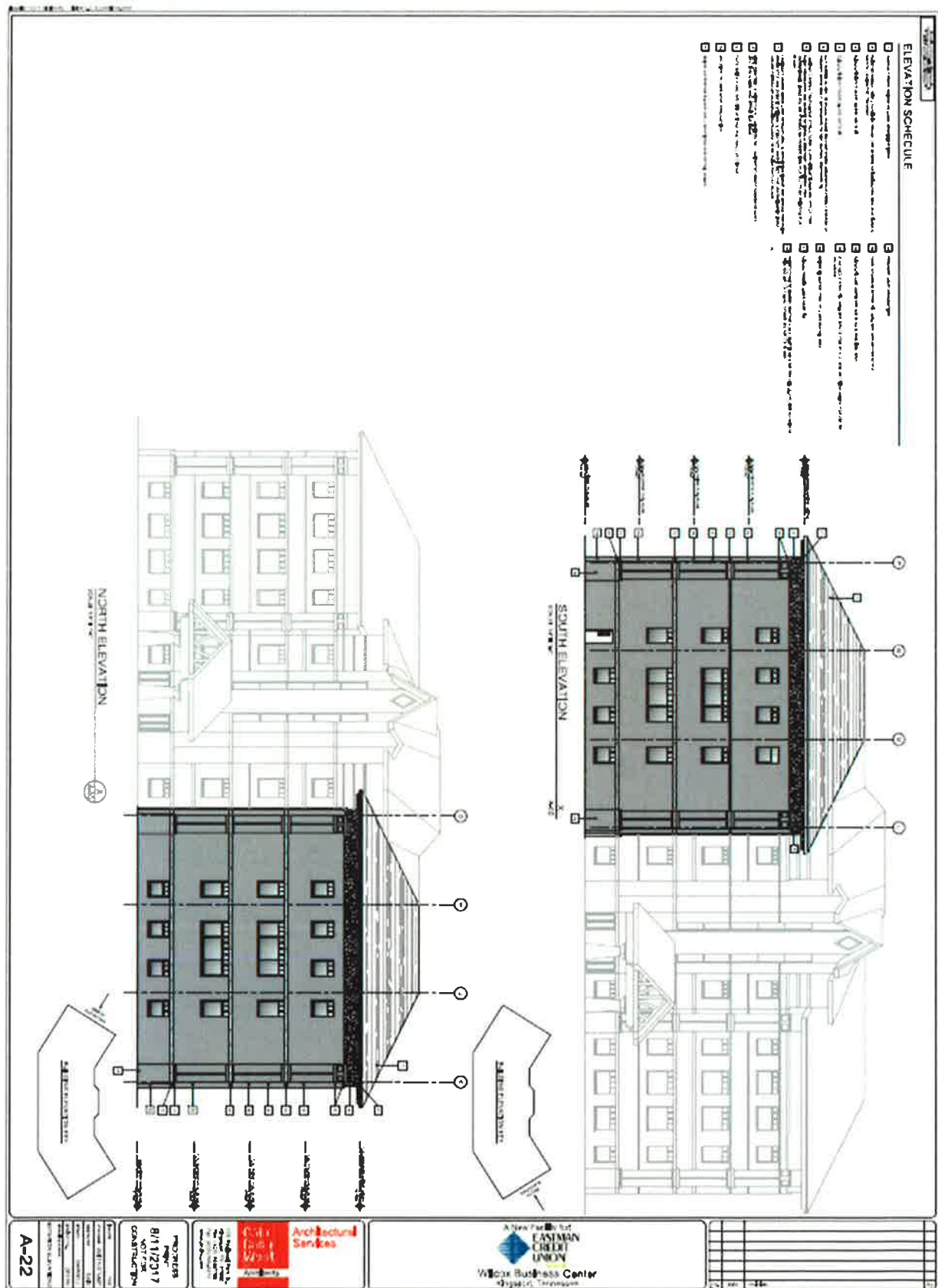


Prepared by Kingsport Planning Department for the
Kingsport Gateway Review Commission Meeting September 22, 2017






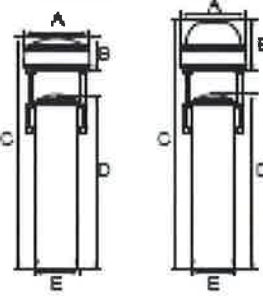












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Aria LED		Product Name	Catalog Number	Type																								
		Dimensional Drawings 																										
		<table border="1"> <thead> <tr> <th>Feature</th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> <th>E</th> <th>Max. LEDs</th> <th>Lbs</th> </tr> </thead> <tbody> <tr> <td>ARB-1</td> <td>12"</td> <td>6"</td> <td>42"</td> <td>31 1/2"</td> <td>8"</td> <td>20</td> <td>18</td> </tr> <tr> <td>ARB-2</td> <td>12"</td> <td>8 1/2"</td> <td>44 1/2"</td> <td>31 1/2"</td> <td>8"</td> <td>20</td> <td>19</td> </tr> </tbody> </table>			Feature	A	B	C	D	E	Max. LEDs	Lbs	ARB-1	12"	6"	42"	31 1/2"	8"	20	18	ARB-2	12"	8 1/2"	44 1/2"	31 1/2"	8"	20	19
Feature	A	B	C	D	E	Max. LEDs	Lbs																					
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<p>The Aria family of architectural bollards combines contemporary styling with durable, vandal-resistant construction and smooth, low-level, 360-degree LED illumination. Available with cutoff optics, the Aria is an excellent choice for walkways, entrances, promenades, plazas, courtyards, driveways and landscaped areas. Choose the low-profile-top ARB-1, or the dome-top ARB-2 to create an architecturally pleasing look, perfect for any green application.</p> <p>Lens: Clear, tempered flat glass lens with removable stainless hardware and extruded silicone gasket.</p> <p>Housing: Cast aluminum top housing is 12" in diameter, and supported by two polished aluminum bars. Bottom housing is an 8" diameter, extruded aluminum shaft. A heavy-duty cast aluminum base plate concealed within the shaft is designed for standard anchor bolt mounting. 3/8" x 12" galvanized anchor bolts provided. A Vandal-Resistant Base option is available.</p>		<p>Finish: A durable Qual-Guard® textured best-in-class polyester powder coat is available in a selection of architectural or custom colors. Finish is guaranteed for two (2) years.</p> <p>Optics: Visionaire offers dual-C, LED's in Type III and Type V distribution patterns. CRI values are 70 for 4,000K and 75 for 5,000K.</p> <p>Lamp: High-lumen-output, energy efficient LEDs offer a minimum estimated life expectancy of 60,000 hours.</p> <p>Driver: A high-performance electronic LED driver operates at 120 thru 480 volts, 50 to 60 Hz, with a 90% power factor, and is rated for -40 °C operation. 10 kV surge protector supplied as standard.</p>																										
Model	Optics	Source	Millamps	Kelvin	Voltage	Mounting	Finish	Options																				
ARB-1 Low Profile	Type III (TII)	# of LEDs 20 (20LC)	350 (3)	4000K Neutral white (4K)	120-277 Universal Voltage (UNV)	Anchor Base (AB)	Bronze (BZ)	Painted Bars *Painted same color as housing. Bars come standard of chrome black (PB)																				
ARB-2 Dome Top	Type V (TV)		530 (6) 700 (7)	5000K Cool white (5K)			Black (BK) White (WH) Forest Green (FG) Grey (GY) Silver Metallic (SL) Soft Gold (SG)	Vandal-Resistant Hardware (VRH) Vandal-Resistant Base (VRB)																				
  Aria Series Low Profile and Dome Top Optics	LED Data Chart for 5000K* <table border="1"> <thead> <tr> <th># LEDs</th> <th>Output mA</th> <th>Type I</th> <th>Type B</th> <th>Type S</th> </tr> </thead> <tbody> <tr> <td rowspan="3">20</td> <td>350</td> <td>1061</td> <td>1160</td> <td>1445</td> </tr> <tr> <td>530</td> <td>1581</td> <td>1702</td> <td>1979</td> </tr> <tr> <td>700</td> <td>2096</td> <td>2212</td> <td>2520</td> </tr> </tbody> </table>					# LEDs	Output mA	Type I	Type B	Type S	20	350	1061	1160	1445	530	1581	1702	1979	700	2096	2212	2520	 *Optional internal vandal-resistant base	 Base Template 8" Round (8L) 8" Round (8R)			
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<small> *For more detailed information on mounting, wiring or installation instructions, please consult Visionaire Lighting. Visionaire Lighting is not responsible for any damage or injury caused by the use of this information without the written approval of Visionaire Lighting, LLC. In keeping with our commitment to environmental responsibility, Visionaire Lighting is committed to using recycled materials in our products. </small>																												

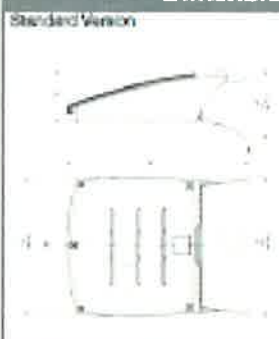
VSC LED



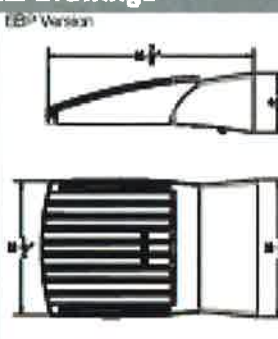
E 1619 JS

Dimensional Drawings

Standard Version



EBP Version



Fixture	A	B	C	Max. LEDs	Lbs
VSC-4	14"	5"	10.5"	48	20

The VSC LED wall mount Series continues the unique contemporary design that is inspired by the VUX area light series. It combines LED performance and advanced LED thermal management technology and provides lighting that is energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings.

Easy access for mounting and maintenance.

The LED light assemblies come with 16, 32, or 48 LEDs.


Three optical distribution pattern are available. Choose between 3000, 4000 or 5000 Kelvin temperature for the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSC Series is an exceptional choice for office complexes, schools, commercial buildings, and many architectural projects.

Model	Optics	Source	Millamps	Kelvin	Voltage	Mounting	Finish	Options
VSC-1	Type I (T1)	# of LEDs 16 (16LC)	mA 350 (3)	3000K Warm white (3K)	120-277 Universal voltage (UWV)	Wall Mount (WM)	Bronze (BZ)	Button Type Photocell *Line Voltage (PC120) (PC206) (PC340) (PC277) *Not available with (BPL)
	Type II (T2)	32 (32LC)	530 (5)	4000K Neutral white (4K)	480 (5) *Not available in 16LC	Conduit Box (VCB) *Mounting Flange 2" or Flange Mount Only	Black (BK)	Emergency Battery Pack *Line Voltage only (EBPL)
	Type III (T3)	48 (48LC) *Not available in 16LC	700 (7)	5000K Cool white (5K)			White (WH)	Motion Sensor *Mount with PIR-30 (WSC-6) 8' Mounting Height (WSC-20) 6-10' Mounting Height (WSC-40) 21-42' Mounting Height *This option will require (1) PIR 120 sample for programming
	Type IV (T4)		1000* (10) *1000mA not available for 65LC				Graphite (GP)	
	Type V (T5)						Grey (GY)	
	Type V-Hi (T5H)						Silver Metallic (SL)	0-10 Volt Dimming Driver (DIM)
	Type V-Hi (T5H)						Custom Color (CC)	Back Plate (BP)
								Up-Light Orientation (UP) *Not available with motion sensor (pi)

For more detailed information concerning lighting in facilities locations, please consult listing. If you are not a distributor please specify mounting requirements. This document contains copyright information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our commitment of continuous improvement, Visionaire reserves the right to change any specifications without notice without compensation.



Performance in a Whole New Light™

VSC LED

Mounting

- Cast aluminum housing with integral cooling fins for thermal management

Mounting/Driver Compartment

- Durable two-piece cast aluminum driver compartment utilizes a quick mount/lock screw mounting for ease of maintenance and sealed with a one-piece gasket

Thermal Management

- The V-Scorec series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The T70 test determines the point at an LED life when it reaches 70 percent of its initial output. The V-Scorec series LEDs have been determined to last 100,000+ hours in 55° C environments when driven at 350 mA.

Optical System

- The highest lumen output LEDs are utilized in the V-Scorec series. GS distribution Types II, III and IV are available. The optical system qualifies as GS full cutoff to reduce light trespass, glare and light pollution.
- CRI values are 70.

Coast-Guard Finish

- The finish is a Coast-Guard textured, chemically pretreated through a multiple-stage weather electrical coating applied, thermoset polyester powder coat finish, with a minimum of 3-5 mil-film thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly

- The V-Scorec LED series is supplied with a choice of 350, 520, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz input. Power factor of 90%. Rated for -40° C operations.
- 10 kV surge protector supplied as standard

Warranty

- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit www.vscnlighting.com.

Options

- Button Type Photocell
- Emergency Battery Pack
- Motion Sensor
- 0-10 Volt Dimming Driver
- Rack Plate
- Up-Light Conversion

Listings

- The V-Scorec is UL listed, suitable for wet locations
- IP65 Rated
- Powder Coated Tough
- DLC Listed



Designlight Conversion (DLC) qualified product. Some qualifications of this product may only be Designlight Conversion (DLC) listed. Please refer to the DLC website for more information on qualifications (<http://www.dlc.org>)

Motion Sensor**Up-Light**

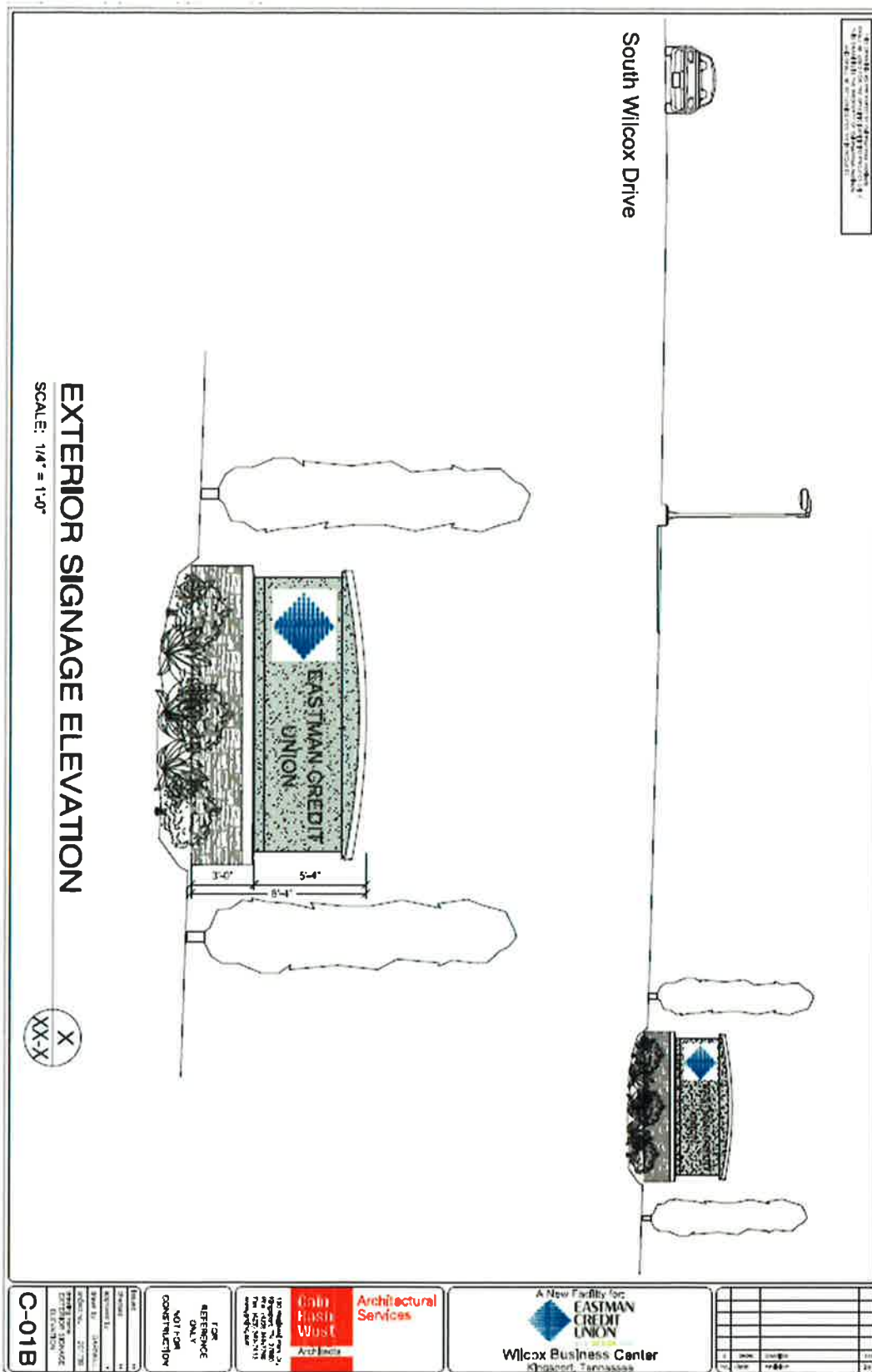
5K Lumen Data * Over ambient is 18

LED's	mA	Type 1	H	U	Q	Type 2	H	U	Q	Type 3	H	U	Q	Type 4	H	U	Q	Type 5	H	U	Q	Type 6	H	U	Q	Type 7	H	U	Q
18	350	3500	1	0	1	2200	1	0	1	2872	1	0	1	2200	1	0	1	2872	1	0	1	2200	1	0	1	2872	1	0	1
	520	5200	2	0	2	3300	1	0	1	3400	1	0	1	3300	1	0	1	3400	1	0	1	3300	1	0	1	3400	1	0	1
	700	7000	3	0	3	4300	1	0	1	4300	1	0	1	4300	1	0	1	4300	1	0	1	4300	1	0	1	4300	1	0	1
	1000	10000	4	0	4	5872	1	0	1	5872	1	0	1	5872	1	0	1	5872	1	0	1	5872	1	0	1	5872	1	0	1
30	350	5250	2	0	2	4300	1	0	1	4300	1	0	1	4300	1	0	1	4300	1	0	1	4300	1	0	1	4300	1	0	1
	520	7000	3	0	3	5872	1	0	1	5872	1	0	1	5872	1	0	1	5872	1	0	1	5872	1	0	1	5872	1	0	1
	700	9000	4	0	4	7000	1	0	1	7000	1	0	1	7000	1	0	1	7000	1	0	1	7000	1	0	1	7000	1	0	1
	1000	11000	5	0	5	11000	1	0	1	11000	1	0	1	11000	1	0	1	11000	1	0	1	11000	1	0	1	11000	1	0	1
48	350	6750	3	0	3	5872	1	0	1	5872	1	0	1	5872	1	0	1	5872	1	0	1	5872	1	0	1	5872	1	0	1
	520	9000	4	0	4	7000	1	0	1	7000	1	0	1	7000	1	0	1	7000	1	0	1	7000	1	0	1	7000	1	0	1
	700	11000	5	0	5	11000	1	0	1	11000	1	0	1	11000	1	0	1	11000	1	0	1	11000	1	0	1	11000	1	0	1

*For 1000K multiply values by 0.98 *For 2000K multiply values by 0.98

10540 Ranch Way, Rancho Dominguez, CA 90220
Tel: (310) 512-4400 Fax: (310) 512-6400
www.vscnlighting.com

120



View from Wilcox



View of future street connection



Project Summary:

DEVELOPMENT STANDARDS FOR THE BC DISTRICT AS A WHOLE:

- Front yard: 30 feet
- Rear yard: 12 feet
- Side yard: 12 feet
- Building Ground Coverage shall not exceed 35%

PARKING REQUIREMENTS:

Financial Institution without Drive-Thru Lanes

- Requires 1/500 square feet of floor area
- $61,260/500 = 123$ spaces

Total required parking is 123 spaces and a total of 234 spaces have been provided which exceeds that required by the Zoning Code. A total of 10 bike parking spaces have been provided as well.

LANDSCAPING REQUIREMENTS:

A landscaping plan has been submitted and been reviewed by the City for conformance with the landscaping regulations. The submitted plan exceeds the requirements within the Zoning Ordinance for general landscaping and gateway regulations.

Site Details:

- Gateway requirement that all parking must be visually screened from roadways with plantings.
 - All parking areas have been landscaped.

SIGNAGE

The site is allowed 75 square feet of freestanding signage. They have proposed a 8' 4" tall sign with a stone base. The sign is proposed to be 74 square feet with a significant amount of landscaping surrounding the base of the sign.

BUILDING ELEVATIONS/MATERIALS

Building elevations have been provided showing a structure utilizing a combination of brick, stone, EFIS and wood. All colors are proposed to be earth tone and are in line with the Gateway requirements.

LIGHTING

Sight lighting has been proposed and a lighting plan and specs have been provided. The site is proposed to be lit utilizing pole lights throughout the parking lot. Light placement has been designed to avoid spillage into adjacent lots.

CONCLUSION

Staff is recommending approval of the grading plan, site plan, landscape plan, lighting plan, signage and architectural elevations based upon conformance to the Gateway District Regulations.